

oakheart



£240,000

Price Guide  
Lambert Drive, Acton





**\*Guide Price £240,000 - £250,000\***

This well maintained two-bedroom home is located in a sought-after development, just a short stroll from the local primary school and village amenities.

The property benefits from gas central heating and opens with a welcoming entrance hall, complete with a storage cupboard and stairs leading to the first floor. The bright and airy living room is positioned at the front of the home and flows seamlessly into a modern open-plan dining area and kitchen.

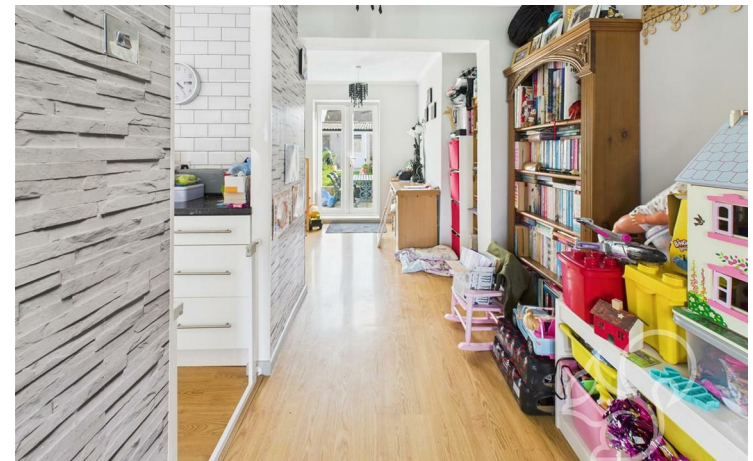
The stylish kitchen features tiled splashbacks, a window to the utility area, and a generous under-stairs pantry. It offers a range of wall and base units with integrated appliances including a one-and-a-half bowl sink and drainer, ceramic hob with extractor, electric fan oven, and an integrated freezer. There is also space for an under-counter fridge and other appliances. The adjoining dining area benefits from French doors opening onto the rear garden, and direct access to a separate utility area.

The utility space provides additional worktop areas, wall and base cupboards, and plumbing for a washing machine and tumble dryer.

Upstairs, the landing grants access to the loft, two generously-sized double bedrooms, and the family shower room. The master bedroom, located at the front, features an additional built-in storage cupboard. The second bedroom overlooks the rear garden.

The contemporary shower room has been refitted and showcases stylish tiled walls and flooring, a walk-in shower, wall-mounted storage, WC, a vanity unit with a wall-hung sink, and a heated towel rail.

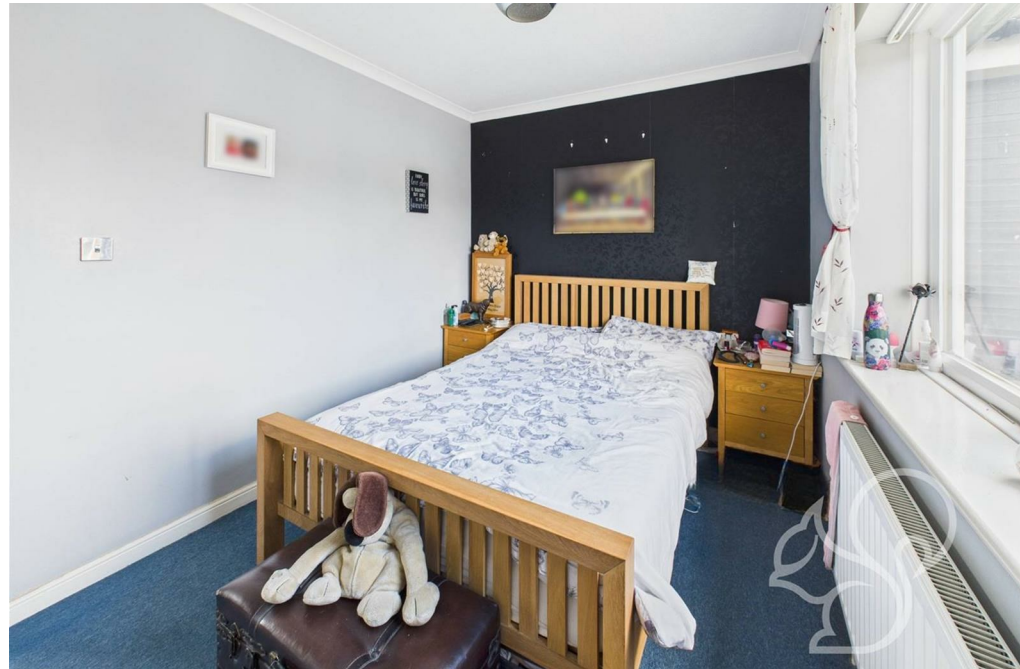
Externally, the property also boasts a garage—accessible directly from the rear garden—and off-road parking.

















Ground Floor



Floor 1

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Approximate total area<sup>®</sup>  
58.45 m<sup>2</sup>  
629.13 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**  
Babergh

**Tenure:**  
Freehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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